

NMB Building Plan Fees: VAT increase – 1 April 2018
Port Elizabeth, Uitenhage and Despatch
Pending Mid Term Review



Residential Houses

Dwellings, 2nd Dwellings, Granny Flats, Outbuildings, Carports, Awnings, Additions, Wendy Houses, etc.

NEW FEE	FLOOR AREA
R12.31 m ² *	0 – 30 m ²
R24.60 m ² *	31 – 50 m ²
R32.50 m ² *	51 – 100 m ²
R40.32 m ² *	101 – 200 m ²
R46.11 m ² *	201m ² – or more

* Min fee R 158.00 – total fee is vatable at 15% = **R 181.70**

Municipal valuation – residential houses (For statistical use only)

DESCRIPTION	NEW MUNICIPAL VALUATION
Dwellings, 2 nd dwellings, granny flats	R 6 734/m ²
Outbuildings, carports, awnings, etc.	R 4 792/m ²

Non Residential Buildings

TYPE OF BUILDING	NEW ESTIMATED COST
Carports and Awnings	R 2 856 /m ²
Factories, warehouses and parking garages	R 3 841 /m ²
Flats, shops, offices, hotels, churches, halls, cinemas, hospitals and other similar buildings	R 5 297 /m ²
Pools (res. & non res.)	R 72 149 /pool
All other construction work (res and non res.) formal quote req.	** Estimated construction cost
Boundary walls	R 231 /linear meter

- o **Second dwelling fee: R 575.70 (vat inclusive)**
- o **Town planning departure: R 172.71 (vat inclusive)**

The calculation of building fee being 0.9% of estimated cost as determined by the City Engineer with a minimum fee of R 215. – total fee is vatable. = **R 247.25**

~ Maximum fee of R 13 7274 per building plan submission + Vat = **R 157 865.10**

~ Cellular Masts estimated cost **R 2 993 /mast**

Min Fee: R 247.25

R 173.08 – 70%

R 74.17 – 30%

Pool Fee: R 746.74

R 522.72 – 70%

R 224.02 – 30%

Cellular Masts: R 3 441.95

R 2 409.37 – 70%

R 1 032.58 – 30%

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FARMS: BENEFICIAL IMPROVEMENTS

TYPE OF BUILDING	NEW ESTIMATED COST
All buildings used for bona fide agricultural purposes: (max fee of R3 621.86 per building) VAT incl.	R 2 993.64 m ² VAT incl.
Re-valuation of a building plan, previously approved, of which the period of validity has lapsed (within 12 months of date of approval)	Half of the original fee

** All other construction work (Residential and non-residential) formal quotation required where necessary for valuation – Estimated construction cost.

New houses with subsidy funds obtained in accordance with the National Housing subsidy scheme for RDP housing projects. Social housing = first 45 square meters per unit free, thereafter the normal fee

Religious and educational buildings – Half of the normal calculated fee

Re-validation of a building plan, previously approved, of which the period of validity has lapsed (within 12 months of date of approval) – Half of original fee

Application for Demolition permit: R 485.89 (inclusive of Vat)

RECOMMENDATION:

That the Council in terms of Section 30 (2) of the Local Government: Municipal Structures Act No. 117 of the 1998 (as amended) and resolution taken by majority of its full number, approve the tariff in respect of the scrutiny of building plans and advertising signs as reflected above from 1 July 2016.